

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S Bentley Road, 1950' E of *
the c/l of Kaufman Road * DEPUTY ZONING COMMISSIONER
(425 Bentley Road) *
7th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 96-12-A
William A. Sneckenberger, Jr., et ux
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 425 Bentley Road, located in the vicinity of Bentley Springs in Parkton. The Petition was filed by the owners of the property, William A. Sneckenberger, Jr., and his wife, Patricia E. Sneckenberger. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 39 feet in lieu of the required 50 feet for a proposed two-story addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

MICROFILMED

ORDER RECEIVED FOR FILING

Date

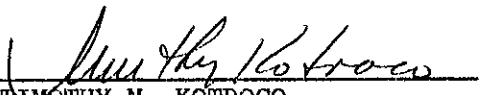
By

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of August, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 39 feet in lieu of the required 50 feet for a proposed two-story addition to the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
8/8/95
Date 8/8/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 8, 1995

Mr. & Mrs. William A. Sneckenberger, Jr.
425 Bentley Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Bentley Road, 1950' E of the c/l of Kaufman Road
(425 Bentley Road)
7th Election District - 3rd Councilmanic District
William A. Sneckenberger, Jr., et ux - Petitioners
Case No. 96-12-A

Dear Mr. & Mrs. Sneckenberger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 425 Bentley Rd
address
Parkton MD 21120
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

addition to be closer than 50 feet
from property line

WE NEED THIS ADDITION BECAUSE
WE HAVE OUTGROWN THIS HOUSE
AND NEED MORE LIVING SPACE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William A. Sneckenberger, Jr.
(signature)
William A. Sneckenberger, Jr.
(type or print name)



Patricia E. Sneckenberger
(signature)
Patricia E. Sneckenberger
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William A. Sneckenberger, Jr. & Patricia E. Sneckenberger

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 14, 1995
date

Carol E. Sykes
NOTARY PUBLIC

My Commission Expires: 1-01-99



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 425 Bentley Rd Parkton, MD 21120
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A 04.3.B.3; BCZR, To

PERMIT A SIDE YARD SETBACK OF 39' IN LIEU OF THE
REQUIRED 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

William A. Speckenberger Jr.
(Type or Print Name)

Signature

Patricia E. Speckenberger
(Type or Print Name)

Signature

425 Bentley Rd 410-343-1809
Address Phone No.

Parkton MD 21120
City State Zipcode

Name, Address and phone number of representative to be contacted

William A. Speckenberger
Name

425 BENTLEY RD 343-1809
Address Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM DATE: 7/12/95

ESTIMATED POSTING DATE: 7/23

Printed with Soybean Ink
on Recycled Paper

ITEM #: 13

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR
425 BENTLEY RD. BEGINNING AT
A POINT ON THE SOUTH SIDE OF
BENTLEY RD, WHICH IS 50 FEET
WIDE AT THE DISTANCE OF 1950 ±
EAST OF THE CENTERLINE OF THE
NEAREST IMPROVED INTERSECTING
STREET KAWEMAN RD WHICH IS
50 FEET WIDE. AS/ ~~RECORDED~~ IN
BALTIMORE COUNTY PLAT #16606,
FOLL/ 646 CONTAINING .962 AC ±.
ALSO KNOWN AS, 425 BENTLEY RD AND
LOCATED IN THE 17TH ELECTION
DISTRICT — COUNCILMANIC DISTRICT. 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

B-12-17

District *74* Date of Posting *7/21/95*
Posted for: *Variance*
Petitioner: *Wm & Pot. Snockenberger*
Location of property: *425 Bennett Rd, S/S*
Location of Signs: *Facing road w/ sign on property being zoned*
Remarks: _____
Posted by *[Signature]* Date of return: *7/28/95*
Number of Signs: *1* MICROFILMED



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

003633
SMA

DATE *7.11.95.* ACCOUNT *R-001-G150.*

(Item # 11)

AMOUNT \$ *85.00*

RECEIVED FROM: *JOHN FISHER - 10 TERESA MARIE CT.*
030 RES. SPEC. HEARNG. \$50
080 1 SIGN \$35

FOR: *TOTAL \$85*

02002#0376NICHRC \$85.00
BA 0010:48AM07-11-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 13

Petitioner: WILLIAM & PATRICIA SNECKENBERGER

Location: 425 BENTLEY RD PARTON, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM SNECKENBERGER

ADDRESS: 425 BENTLEY RD

PARTON, MD 21120

PHONE NUMBER: 410 - 343-1809

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-12-A (Item 13)
425 Bentley Road
S/S Bentley Road, 1950' +/- E of c/l Kaufman Road
7th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 30, 1995. The closing date (August 7, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: William and Patricia Sneckenberger

RECEIVED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1995

Mr. and Mrs. W. Sneckenberger
425 Bentley Road
Parkton, Maryland 21120

RE: Item No.: 13
Case No.: 96-12-A
Petitioner: W. Sneckenberger

Dear Mr. and Mrs. Sneckenberger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Items 009, 011, 012, 013 and 016

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995. ,

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09,10,11,12,13,14 & 16. .

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

07/21/95 11:11 AM
07/21/95 11:11 AM



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 013 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/


MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 1, 1995

FROM: Pat Keller, Director 
Office of Planning and Zoning

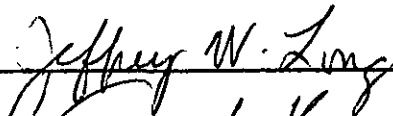
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 494, 9, 10, 11, 12 and 13.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

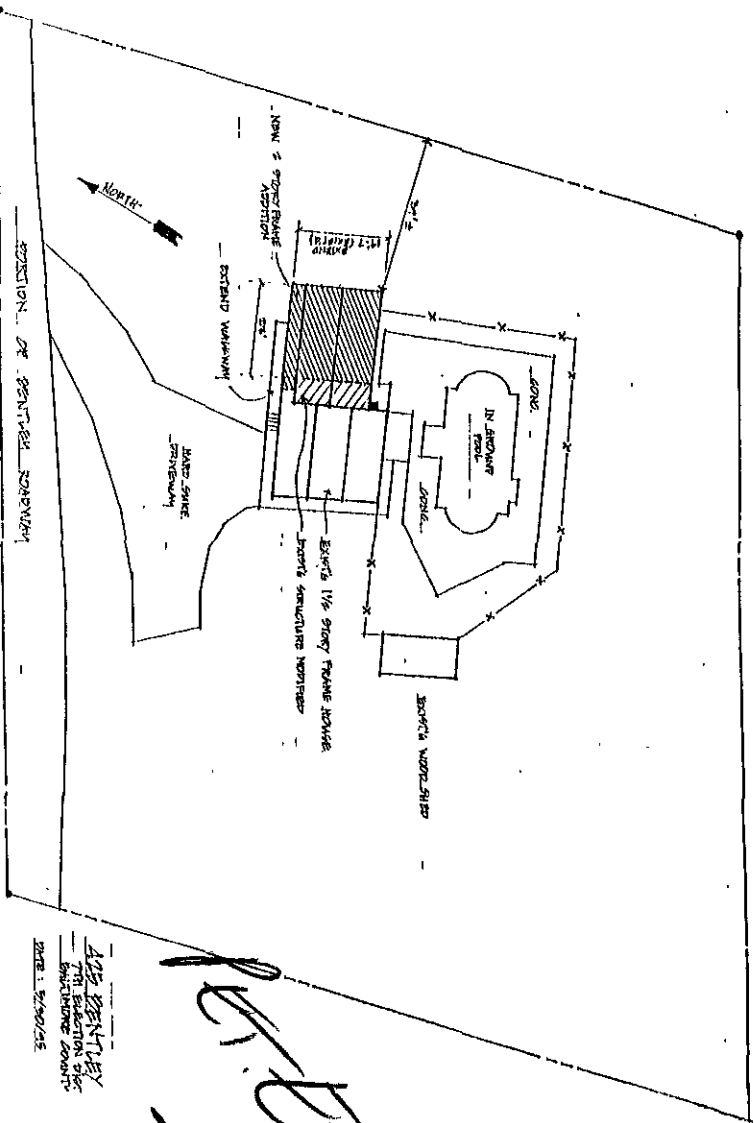
PROPERTY ADDRESS: 425 BENTLEY RD

Subdivision name: PRIVATE PROPERTY

plat book # 6009, folio # 646, lot # , section #

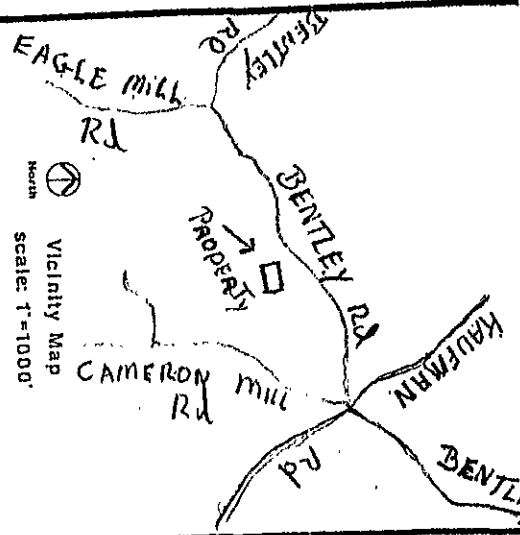
OWNER: William & Patricia Sneckewberger

see pages 5 & 6 of the CHECKLIST for additional required information



425 BENTLEY RD
7TH ELECTION DISTRICT
BENTLEY RD
DATE: 5/20/95

Handwritten signature/initials



LOCATION INFORMATION

Election District: 7TH
Councilmanic District: 3

1"=200' scale map#: NW 35-C

Zoning: RC-5

Lot size: 0.962 45008 square feet

SEWER: ☐ public ☒ private
WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

QAM 13

North

date: 6/23/95

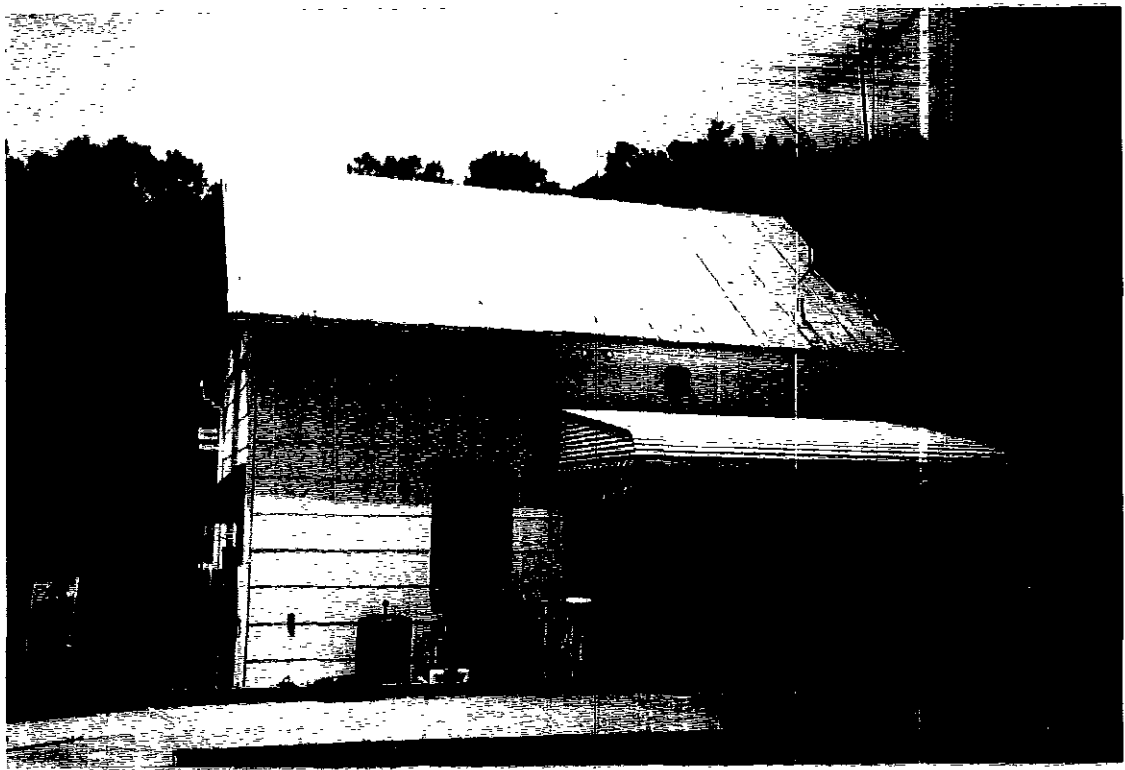
prepared by: WAS

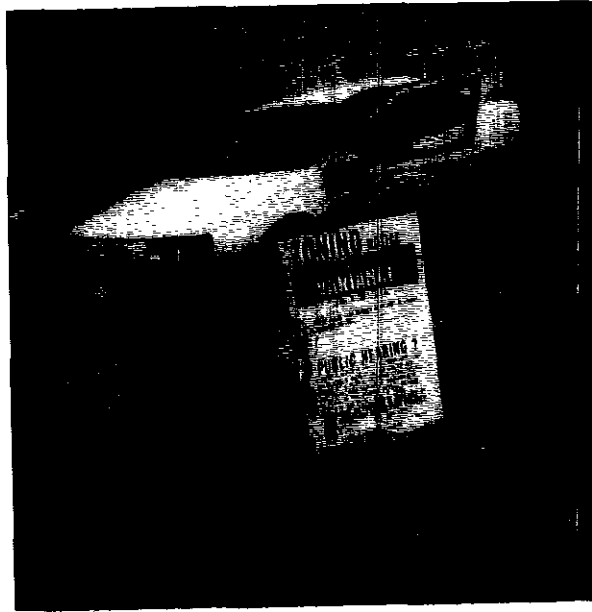
Scale of Drawing: 1"= 50

96-12-A

①







473

photograph
96-12-A

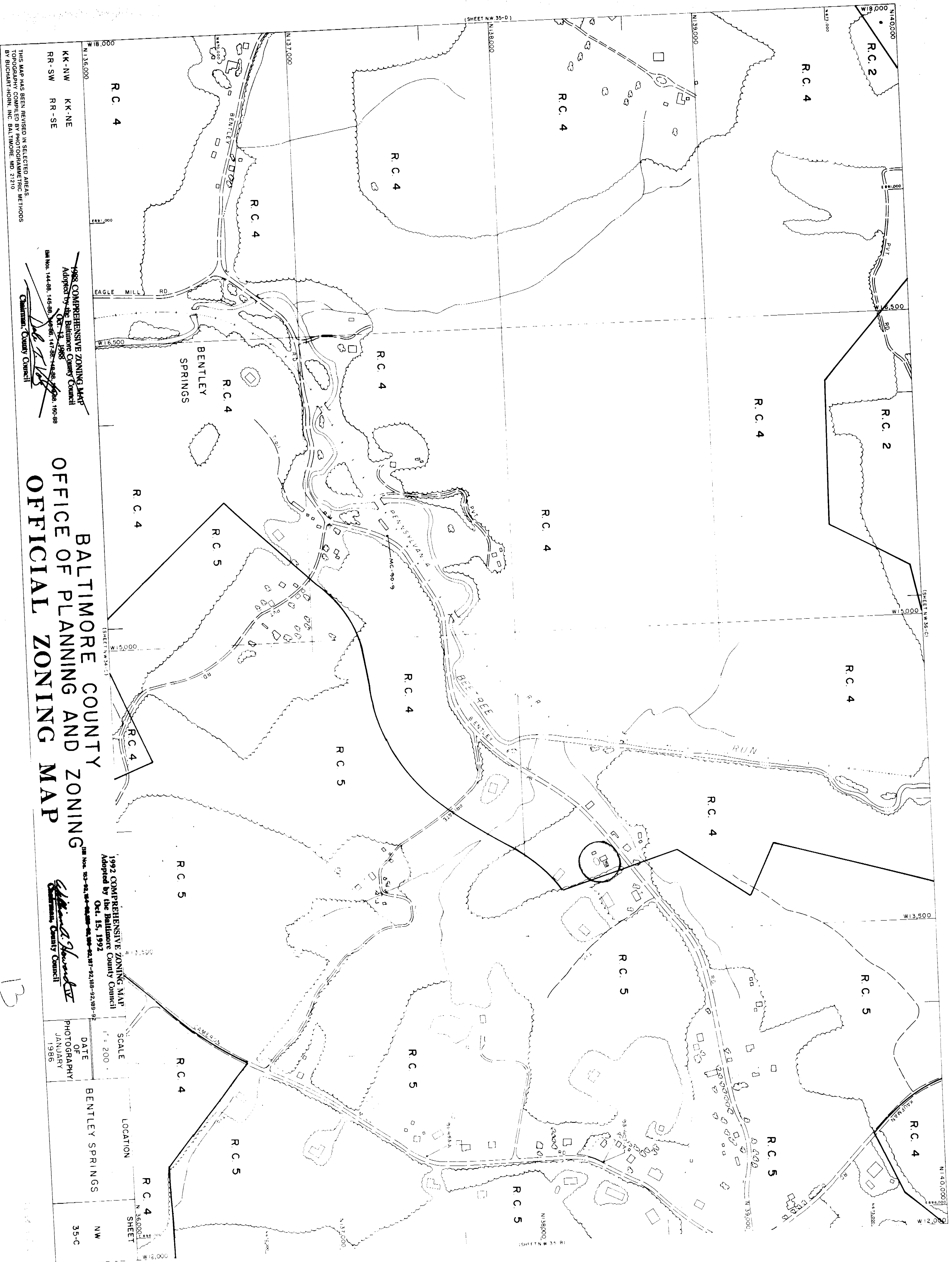
MICROFILMED



PHOTOPLANNED
SHEET
LOCATION
BENTLEY SPRINGS
DATE
JANUARY 1986
SCALE
1" = 200' ±
NW
35°C

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25061





PREPARED BY AIR PHOTOGRAPHICS, INC.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200' ±

LOCATION

MICROFILMED

SHEET

DATE

OF

PHOTOGRAPHY

JANUARY

1986

BENTLEY SPRINGS

N.W.

35-C

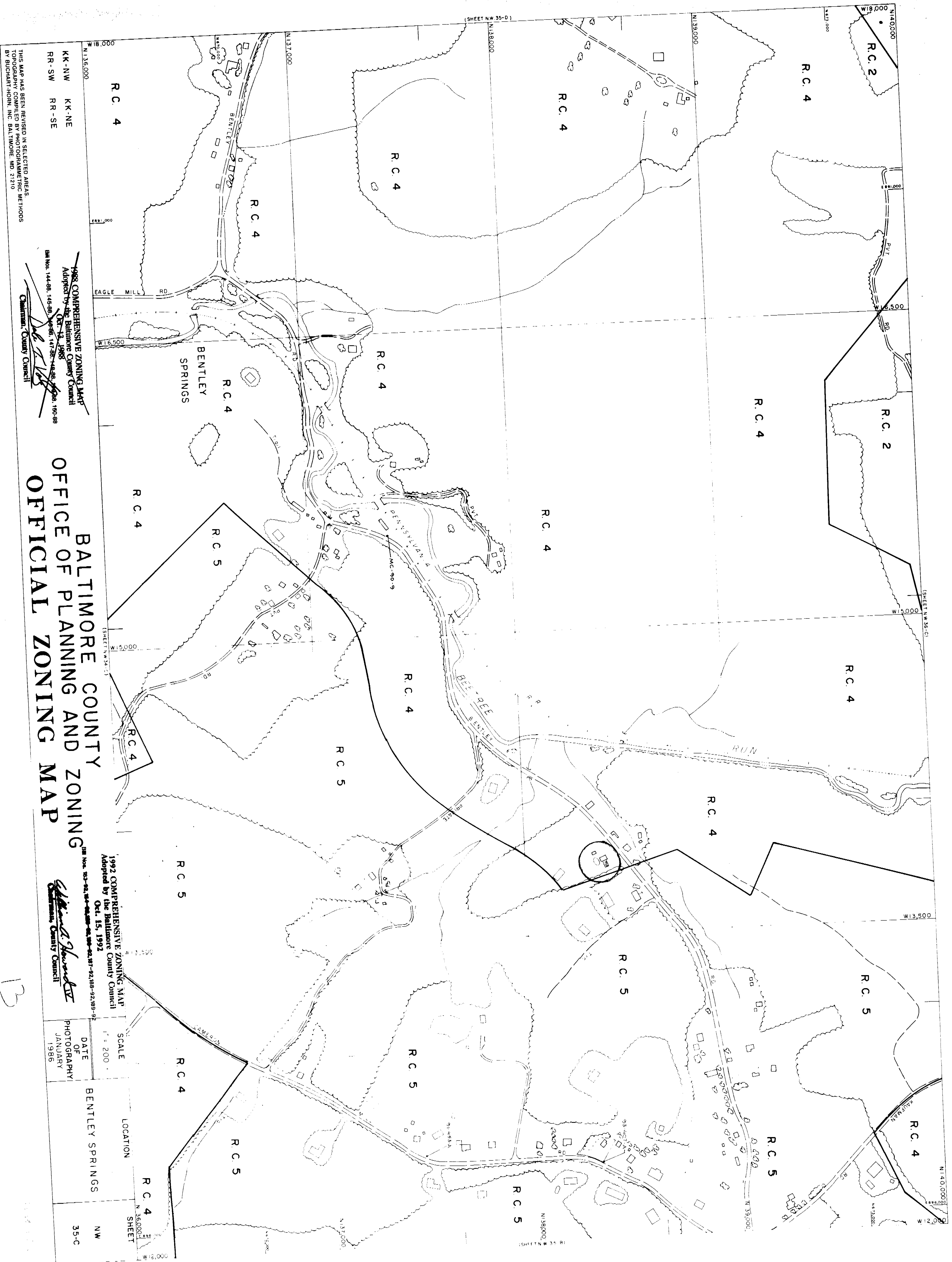
MICROFILMED



PHOTOPLANNED
SHEET
LOCATION
BENTLEY SPRINGS
DATE
JANUARY 1986
SCALE
1" = 200' ±
NW
35°C

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25801





PREPARED BY AIR PHOTOGRAPHICS, INC.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200' ±

LOCATION

MICROFILMED

SHEET

DATE

OF

PHOTOGRAPHY

JANUARY

1986

BENTLEY SPRINGS

N.W.

35-C

MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Bentley Road, 1950' E of
the c/l of Kaufman Road
(425 Bentley Road)
7th Election District
3rd Councilmanic District
William A. Sneckenberger, Jr., et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 425 Bentley Road, located in the vicinity of Bentley Springs in Parkton. The Petition was filed by the owners of the property, William A. Sneckenberger, Jr., and his wife, Patricia E. Sneckenberger. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 39 feet in lieu of the required 50 feet for a proposed two-story addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of August, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 39 feet in lieu of the required 50 feet for a proposed two-story addition to the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 8, 1995

(410) 887-4386

Mr. & Mrs. William A. Sneckenberger, Jr.
425 Bentley Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Bentley Road, 1950' E of the c/l of Kaufman Road
(425 Bentley Road)
7th Election District - 3rd Councilmanic District
William A. Sneckenberger, Jr., et ux - Petitioners
Case No. 96-12-A

Dear Mr. & Mrs. Sneckenberger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 425 Bentley Rd. Parkton, MD 21120
which is presently zoned PC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3, BCZR, to PERMIT A SIDE YARD SETBACK OF 39' IN LIEU OF THE REQUIRED 50'.

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Type of Petition
Signature
Address
City State Zipcode
Attorney for Petitioner
Type of Petition
Signature
Address Phone No
City State Zipcode
Name Address and phone number of representative to be contacted
Name Address and phone number of representative to be contacted
Name Address and phone number of representative to be contacted

ORDER RECEIVED FOR FILING

REVIEWED BY: JCM DATE: 7/12/95
ESTIMATED POSTING DATE: 7/23
ITEM #: 13

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at 425 Bentley Rd.

Parkton MD 21120

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate variance or practical difficulty)

addition to be closer than 50 feet from property line

WE NEED THIS ADDITION BECAUSE WE HAVE OUTGROWN THIS HOUSE AND NEED MORE LIVING SPACE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William A. Sneckenberger, Jr. Patricia E. Sneckenberger
Signature Signature
Type or print name Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared

William A. Sneckenberger, Jr. & Patricia E. Sneckenberger

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 14, 1995

My Commission Expires: 1-01-99

13
ZONING DESCRIPTION FOR
425 BENTLEY RD. BEGINNING AT
A POINT ON THE SOUTH SIDE OF
BENTLEY RD, WHICH IS 50 FEET
WIDE AT THE DISTANCE OF 1950 ±
EAST OF THE CENTERLINE OF THE
NEAREST IMPROVED INTERSECTING
STREET KAUFMAN RD WHICH IS
50 FEET WIDE. AB/ RECORD & IN
BALTIMORE COUNTY PLAT #1464,
FILED 6/16 CONTAINING .962 AC ±.
ALSO KNOWN AS 425 BENTLEY RD AND
RECORDED IN THE 7TH ELECTION
DISTRICT - COUNCILMANIC DISTRICT 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 74 Date of Posting: 7/21/95
Posted for: Variance
Petitioner: William A. Sneckenberger, Jr.
Location of property: 425 Bentley Rd, Sp.
Location of Sign: 425 Bentley Rd, Sp.
Remarks:
Posted by: William A. Sneckenberger, Jr. Date of return: 7/27/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 003633
DATE 7-11-95 ACCOUNT R.CC1-G(30)
AMOUNT \$ 83.50
RECEIVED FROM John Fisher - 10 Teresa Marie Ct.
030 Res Spec. Home 350
080 1 Sign 35
FOR: CCIM
VALIDATION ON SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jarlon, Director

For newspaper advertising:

Item No.: 13
Petitioner: WILLIAM & PATRICIA SNECKENBERGER
Location: 425 BENTLEY RD. PARKTON, MD 21120
PLEASE FORWARD ADVERTISING BILL TO:
NAME: WILLIAM SNECKENBERGER
ADDRESS: 425 BENTLEY RD
PARTON, MD 21120
PHONE NUMBER: 410-343-1809

A3:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-12-A (Item 13)
425 Bentley Road
5/8 Bentley Road, 1950 +/- E of c/l Kaufman Road
7th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 30, 1995. The closing date (August 7, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director
Department of Permits and Development Management

cc: William and Patricia Sneckenberger

111 West Chesapeake Avenue
Towson, MD 21204

August 2, 1995

(410) 887-3353

Mr. and Mrs. W. Sneckenberger
425 Bentley Road
Parkton, Maryland 21120

RE: Item No.: 13
Case No.: 96-12-A
Petitioner: W. Sneckenberger

Dear Mr. and Mrs. Sneckenberger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soy-based Ink
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Items 009, 011, 012, 013 and 016

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sh

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 26, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09,10,11,12,13,14 & 16.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed on Recycled Paper

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 425 BENTLEY RD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PRIVATE PROPERTY

plat book # 425, folio # 14, lot # section #

OWNER: William & Patricia Sneckenberger

96-12-A

North
date: 6/23/95
prepared by: JAS Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 7TH
Councilmanic District: 3
1" = 200' scale map: NW 35-C
Zoning: PC-5
Lot size: 0.25 acreage
Square Feet: 17,424

SEWER: ☐ WATER: ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearing: NONE

Zoning Office USE ONLY!
reviewed by: JAS
ITEM #: 13 CASE #:

Maryland Department of Transportation
State Highway Administration

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 1, 1995
Zoning Administration and
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

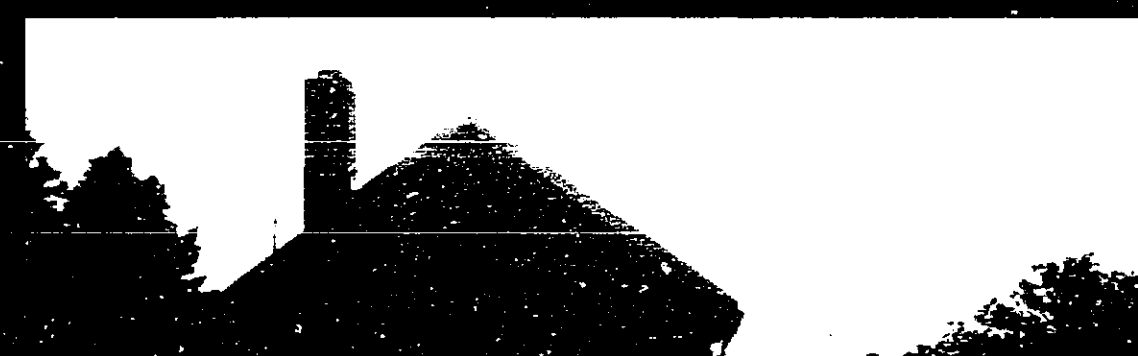
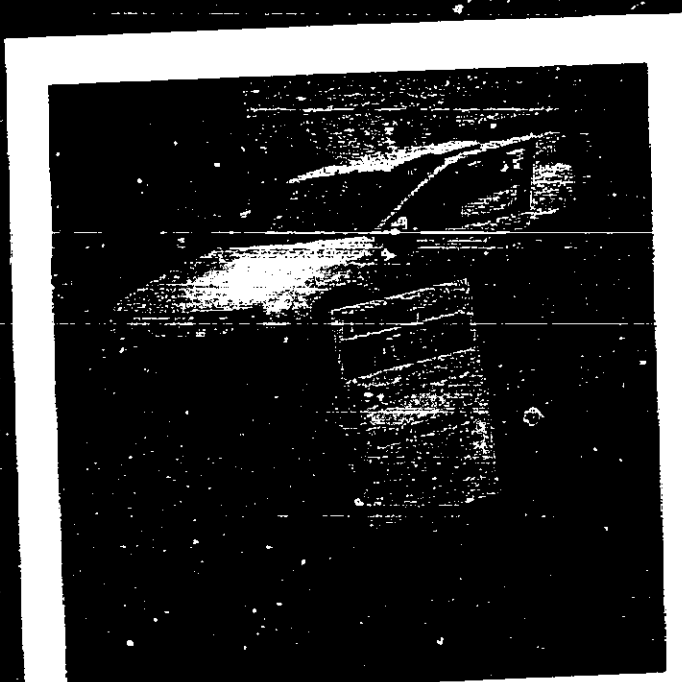
Item Nos. 494, 9, 10, 11, 12 and 13.

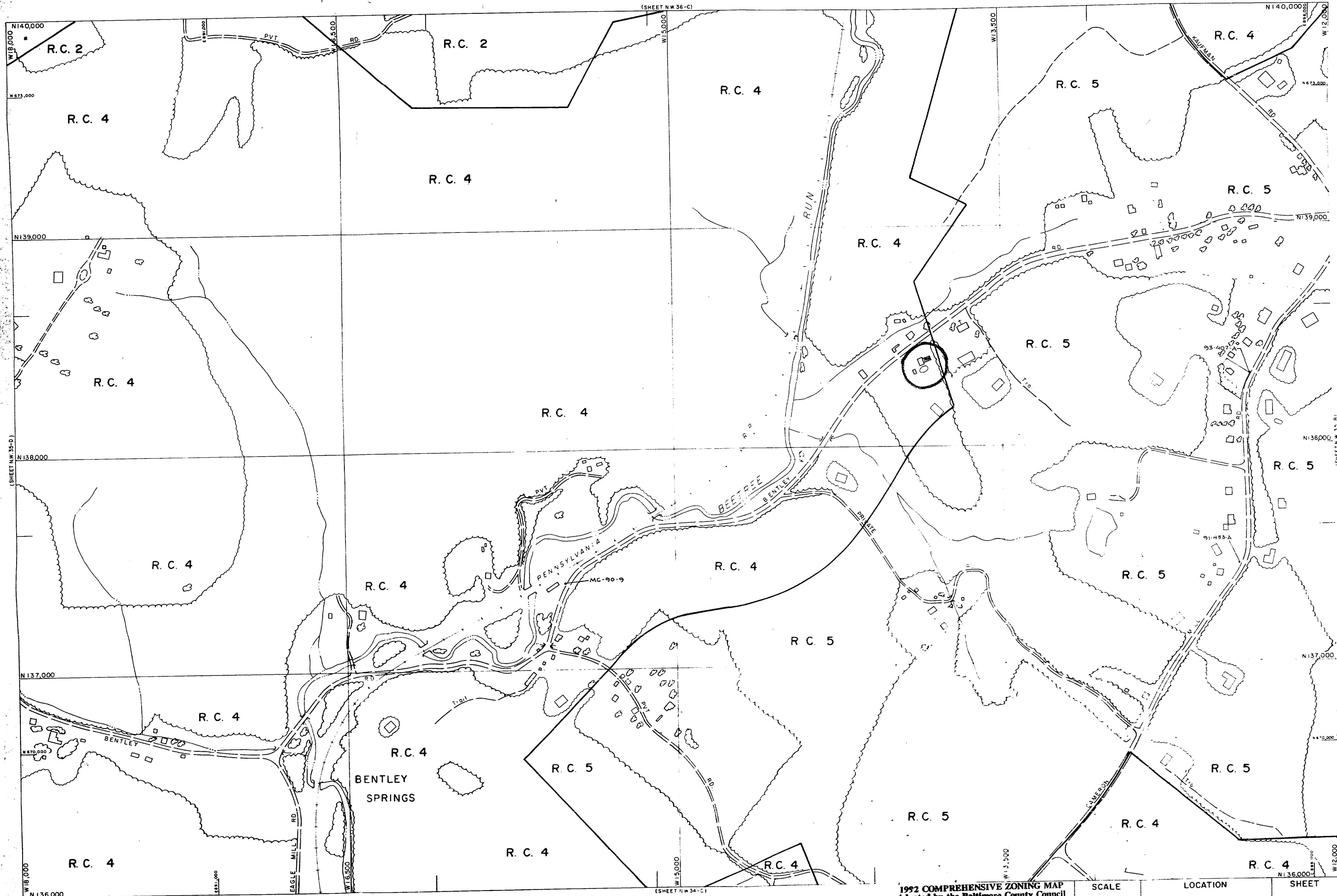
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kenna*

PK/JL

ITEM494/PZONE/ZAC1





KK-NW KK-NE
RR-SW RR-SE

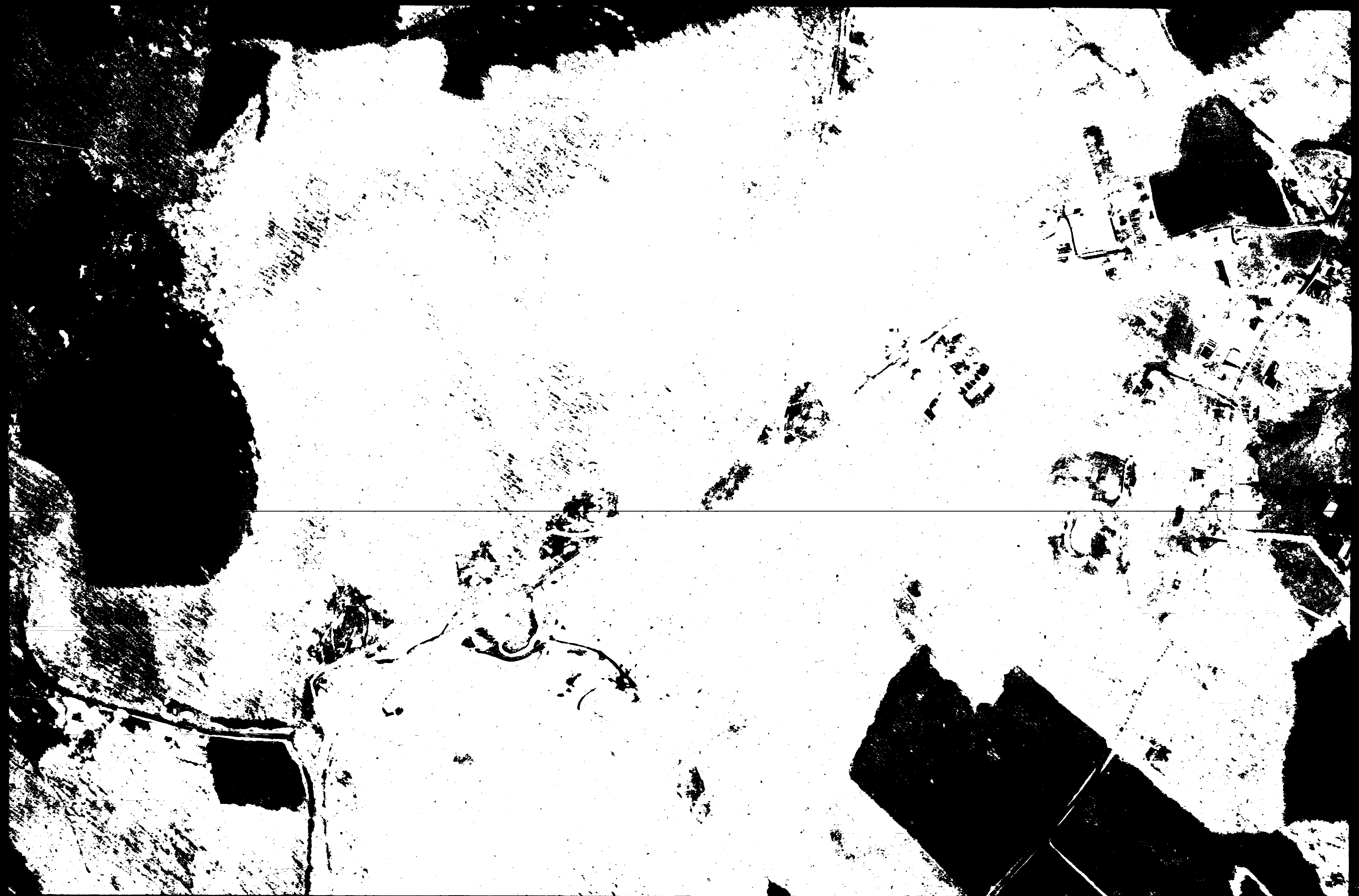
1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
John J. Volpe
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
BMC Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92
William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	BENTLEY SPRINGS	NW
DATE OF PHOTOGRAPHY		
JANUARY 1986		35-C

13



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BENTLEY SPRINGS

NW
35-C

MICROFILMED